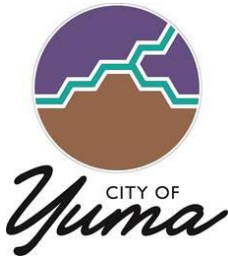


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on September 12, 2016, at 4:30 p.m. at the Public Works Training Room, 155 W. 14th Street, Yuma, AZ.



Agenda Planning and Zoning Commission Meeting *Public Works Training Room* 155 W. 14th Street

Monday, September 12, 2016, 4:30 p.m.

CALL TO ORDER

CONSENT CALENDAR — All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

APPROVAL OF MINUTES

August 22, 2016 (3 of 4 required: Hamel, Abplanalp, Lund, Sorenson)

WITHDRAWALS BY APPLICANT

None

TIME EXTENSIONS

None

CONTINUANCES

1. **SUBD-12260-2015:** This is a request by Dahl, Robins and Associates, Inc. on behalf of Fortuna de Oro, LLC, for approval of the preliminary and final plat for the Gomez Plaza Subdivision. This commercial subdivision will contain 13.89 acres and is proposed to create six lots. The property is located near the southeast corner of 16th Street and Sunridge Drive, Yuma, AZ. This case was continued from the January 25, 2016 Planning and Zoning Commission hearing. (*Continued to the meeting of September 26, 2016*)
2. **ZONE-14639-2016:** This is a request by Core Engineering Group, PLLC, on behalf of Diez Familia, LLC, for approval of a rezoning totaling 6.24 acres from the Medium Density Residential (R-2) District to the Medium Density Single-Family Residential (R-2-5) District. The property is located at the southwest corner of Avenue C and the Central Drain, Yuma, AZ. (*Continued to the meeting of September 26, 2016*)

APPROVALS

NONE

PUBLIC HEARINGS — The Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

1. **GP-13079-2016:** This is a General Plan Amendment by the City of Yuma to adopt the 2016 Parks & Recreation Master Plan and amend the City of Yuma 2012 General Plan to incorporate the Master Plan. Specifically, Chapter 4 – Parks, Recreation, and Open Space Element, is being modified to reflect an updated inventory of existing facilities, adjustments to the service standards, as well as proposed additions to the park system. (*This is the 1st of two public hearings.*)
2. **SUBD-14780-2016:** This is a request by Dahl, Robins, and Associates, Inc., on behalf of Yuma's Desert Oasis Development, LLC, for approval of the preliminary plat for the Desert Oasis Subdivision Unit #3, proposed to be divided into 114 residential lots ranging in size from 5,000 square feet to 12,083 square feet. The property is located at the southeast corner of the Avenue 7E and 37th Street, Yuma, AZ.
3. **SUBD-14782-2016:** This is a request by Dahl, Robins and Associates, on behalf of Trail Estates Development LLC, for approval of the Preliminary Plat for Trail Estates #6 Subdivision. This subdivision will contain approximately 35.33 acres and is proposed to be divided into 170 residential lots, ranging in size from approximately 6,005 square feet to 9,459 square feet. The property is located at the southeast corner of 36th Street and Avenue 8 ½ E, Yuma, AZ.
4. **CUP-10649-2015:** This is a request by Barry Olsen, on behalf of Custom Ag Pak, to amend the previously approved Conditional Use Permit (CUP-10649-2015) to allow for the packing and processing of agricultural products in the Light Industrial (L-I) District. This request includes an exception to reduce the required on-site parking from 84 spaces to 16 spaces. The property is located at 2591 S. Brown Avenue, Yuma, Arizona.
5. **CUP-13304-2016:** This is a request by the City of Yuma for the revocation of a Conditional Use Permit (CUP-10649-2015), approved September 14, 2015 by the Planning & Zoning Commission, which allows for the packing and processing of agricultural products in the Light Industrial (L-I) District. The property is located at 2591 S. Brown Avenue, Yuma, Arizona.

INFORMATION ITEMS

1. STAFF
2. COMMISSION
3. PUBLIC — Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN

As a part of the public hearing process, the City Planning & Zoning Commission is authorized to consider appropriate alternate Zoning Districts, which are no more intensive in development activity than the requested Zoning District. Additionally, the Commission is authorized to supplement requested rezoning actions with the Aesthetic Overlay (AO) District and/or the Public Designation (P) District as may be deemed appropriate. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.